

ORDINANCE NO. \_\_\_\_ OF 2011

BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING PROPERTY LOCATED ON THE SE CORNER OF ASHLEY RIVER ROAD AND ABSINTHE COURT, SHREVEPORT, CADDO PARISH, LA, FROM B-1, BUFFER BUSINESS DISTRICT, TO B-2, NEIGHBORHOOD BUSINESS DISTRICT AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, Louisiana, in due, legal and regular session convened, that the zoning classification of property located on the SE corner of Ashley River Road and Absinthe Court, legally describe as Lots 1 thru 6, Twelve Oaks Professional Plaza, Shreveport, Caddo Parish, LA., be and the same is hereby changed from B-1, Buffer Business District to B-2, Neighborhood Business District.

SECTION II: THAT the rezoning of the property described herein is subject to compliance with the following stipulation:

1. Development shall be in accord with the revised site plan that was submitted at this public hearing. Any changes or additions to the approved plan shall require further review and approval by the Planning Commission. Site development plans for each lot shall be submitted to and approved by the Planning Commission prior to the issuance of any permits.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

**METROPOLITAN PLANNING COMMISSION  
LAND USE REPORT –SEPTEMBER 7, 2011**

id

**CASE NO:** C-65-11: Absinthe Court  
**APPLICANT:** SHREVEPORT DEVELOPMENT CORPORATION  
**LAND OWNER:** Same  
**LOCATION:** SE corner of Ashley River Road and Absinthe Court  
**ZONING:** B-1 to B-2  
**PROPOSED:** Office, or other uses within this zoning classification

District: D/Corbin  
District: 9/ Thibodeaux

---

**GENERAL INFORMATION:**

- The applicant is requesting approval to rezone this site from B-1 to B-2.
- B-1 presently allows office use. A rezoning to B-2 would allow retail use of the property.

---

**SITE PLAN CONSIDERATIONS:**

- The site plan submitted, does not comply with ordinance standards.
- The setback requirement for a B-2 is 30 feet on the front and 15 feet on the rear; the site plan submitted shows a 15-foot front yard setback with the building at 29 feet and a rear yard setback of only 10 feet.
- Parking for these B-2 lots will be 1 space for every 200 square feet of the structure.
- Site plan approval that meets ordinance standards will be necessary on each lot prior to the issuance of any building permits.
- A variance with the Zoning Board of Appeals will be necessary if the applicant wants to have the 15-foot front yard & 10-foot rear yard as shown on the site plan.

---

**PUBLIC'S ASSESSMENT**

There was no opposition present.

---

**BOARD'S DECISION**

The Board voted 6-0 to recommend approval of the application subject to compliance with the following stipulation:

1. Development shall be in accord with the revised site plan that was submitted at this public hearing. Any changes or additions to the approved plan shall require further review and approval by the Planning Commission. Site development plans for each lot shall be submitted to and approved by the Planning Commission prior to the issuance of any permits.

---

The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision.

A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.

**C-65-11**



SCALE: 1" = 200'

**R-2**

**R-A-E**

**R-A**

500' NOTIFICATION  
AREA

INSIDE CITY LIMITS  
OUTSIDE CITY LIMITS

OUTSIDE CITY LIMITS

OUTSIDE CITY LIMITS

Flournoy Lucas

**B-1**

ABSINTHE

B-1 to  
B-2

**R-A**

**B-2**

Ashley River

**R-1D (PU**

Plaquemine

Sorrento

Oakley

Buckhead

Catalpa

**R-1H (PUD)**

**R-1C (PUD)**

Ashley River



APPLICATION:   x   CITY CASE            PARISH CASE

APPLICANT'S NAME: Shreveport Development Corporation

PEOPLE REPRESENTED BY APPLICATION other than self or property owner (if public information):  
Mohr and Associates, Inc.

MAILING ADDRESS FOR ALL CORRESPONDENCE: (between 8:00 & 5:00)

6025 Buncombe Road

PHONE: 686-7190

Shreveport, LA

ZIP CODE: 71129

FAX # 686-7196

EXISTING ZONING:

PROPOSED ZONING:

ACCEPTABLE ALTERNATIVE:

B-1

B-2

MPC APPROVAL ☒ **SITE PLAN** ☒ PBG APPROVAL ☐ PUD APPROVAL ☐

PROPOSED USE: Professional office complex

EXISTING USE: Vacant

IMPROVEMENTS TO BE CONSTRUCTED/REMOVED/DEMOLISHED: streets, offices

REASON FOR APPLICATION (justification for zoning change): Upgrade zoning for proposed uses. Site plan approval for improvements on Lot 6

ADDRESS OF SITE: 603 - 612, inclusive, Absinthe Court

General block numbers will be sufficient for undeveloped property

ASSESSOR'S ACCOUNT NUMBER: 161309-022-0001-00; 161309-022-0002-00; 161309-022-0003-00; 161309-022-0004-00; 161309-022-0005-00

Found on tax notice - example 171413-057-0047-00 161309-022-0006-01

LEGAL DESCRIPTION: Lots 1-6, Twelve Oaks Professional Plaza as per plat recorded in Conveyance Book 6050, Page 174, Records of Caddo Parish, Louisiana

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's signature is mandatory. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write A managing partner@ by the signature. If in business name or corporation, list all persons owning 5% or more. Attach separate sheet if necessary.

Shreveport Development Corp.

Donnie Juneau, President

Name

Name

Name

9258 Wallace Lake Road

Shreveport, LA 71106

Address

Address

Address

Signature

Signature

Signature

LC- 65 - '11

STATEMENT OF INTENT  
GENERAL REZONING

APPLICANT'S NAME: Shreveport Development Corporation

NATURE AND DESCRIPTION OF BUSINESS: Professional office complex

wants ability to have future retail use of building

REASON FOR AMENDMENT: (It is public policy to amend the Zoning Ordinance only when one or more of the following conditions prevail)

ERROR (there is a manifest error in the Zoning Ordinance)

CHANGE IN CONDITIONS (changing conditions in a particular area make change in the Ordinance necessary and desirable)

INCREASE IN NEED FOR SITES FOR BUSINESS & INDUSTRY (increased need for sites in addition to sites that are available)

XX SUBDIVISION OF LAND (the subdivision of land into urban building sites makes reclassification necessary and desirable)

SQUARE FEET OF PROPERTY: 3.437 acres

SQUARE FEET OF STRUCTURE(S): 4,251 square feet

PARKING SPACES REQUIRED: 17 SPACES PROVIDED: 21

HOURS OF OPERATION (for non-residential uses) 7AM to 10 PM

|                                      |                    |
|--------------------------------------|--------------------|
| B-1                                  | 7AM to 7PM         |
| B-2 (within 300' of residential)     | 7AM to 10PM        |
| B-2 (not within 300' of residential) | 7AM to 12 midnight |
| B-3 hours                            | 7AM to 12 midnight |
| SPI-3                                | 7AM to 9PM         |

\*To operate beyond these hours, you will need to file a variance application for a Public Hearing before the Zoning Board of Appeals.

IS WATER PROVIDED BY THE CITY OF SHREVEPORT? yes \*IF NOT - WHAT IS THE SOURCE OF WATER? \_\_\_\_\_

IS SEWER PROVIDED BY THE CITY OF SHREVEPORT? yes \*IF NOT - WHAT IS THE SOURCE OF SEWER? \_\_\_\_\_

\*IF SEPTIC TANK - HAS IT BEEN APPROVED BY THE HEALTH DEPARTMENT? n/a

\*Water and/or Sewer availability letter will be required - see the bottom of checklist page (second page of application packet).

IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY? No

10-65-11

DRAFT

DRAFT

**SHREVEPORT METROPOLITAN PLANNING COMMISSION  
SUMMARY MINUTES OF THE PUBLIC HEARING  
September 7, 2011**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, September 7, 2011, at 1:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Board members met for lunch at 12 noon at Chianti's Restaurant.

**Members Present**

Mary Ruffins, Chairman  
Christopher Washington, Secretary #►#  
Bessie Smith  
Mary Wilson  
Dale Colvin  
Larry Ferdinand  
Lea Desmarteau

#►# Left prior to voting so recorded as absent

**Staff Present**

Charles Kirkland, Executive Director  
Roy Jambor, Senior Planner  
Alan Clarke, Zoning Administrator  
Ione Dean, Senior Planner  
Stephen Jean, Senior Planner  
Diane Tullos, Office Administrator  
Ron Tisdale, Office Specialist

**Bus Tour**

Tour was cancelled; members were encouraged to individually tour the sites.

**Members Absent**

Winzer Andrews, Vice Chairman  
Desi Sprawls

**Others Present**

Evelyn Kelly, Asst. City Attorney  
Robert Westerman, Asst. City Engineer  
Sam Jenkins, City Council  
Joe Shyne, City Council  
Ken Epperson, Parish Commission  
Matthew Linn, Parish Commission

The hearing was opened with prayer by **MRS. RUFFINS** with the public being invited to participate.

The meeting was called to order and the procedure in hearing the applications on today's agenda was explained. All who wished to speak were urged to speak clearly into the microphone and to give their name and mailing address for further reference.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

In compliance with legislative action, anyone wishing to comment on any item on the agenda, not scheduled for public hearing on this date, will be permitted 3 minutes to do so at the end of this meeting.

■ **APPROVAL OF MINUTES**

A motion was made by **MR. COLVIN**, seconded by **MRS. SMITH**, to approve the minutes of the August 3, 2011 public hearing as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. **COLVIN**, **FERDINAND**, and Meses. **DESMARTEAU**, **RUFFINS**, **SMITH**, and **DR. WILSON**. Nays: None. Absent: Messrs. **ANDREWS**, **SPRAWLS**, and **WASHINGTON**.

► **DEDICATIONS/ABANDONMENTS/SITE PLANS/SUBDIVISIONS/MPC APPROVALS**

**DRAFT**

**DRAFT**

**CASE NO. C-65-11:** Absinthe Court  
SHREVEPORT DEVELOPMENT CORPORATION  
Same  
SE corner of Ashley River Road and Absinthe Court  
B-1 to B-2  
Office or other uses permitted within this zoning classification

**Representative and/or support:**  
Mr. Tony Janca (720 Catalpa Circle, Shreveport, LA)

There was no opposition present.

A motion was made by MR. COLVIN, seconded by MRS. SMITH to recommend approval of the application subject to compliance with the following stipulation:

1. Development shall be in accord with the revised site plan that was submitted at this public hearing. Any changes or additions to the approved plan shall require further review and approval by the Planning Commission. Site development plans for each lot shall be submitted to and approved by the Planning Commission prior to the issuance of any permits.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, FERDINAND, and Meses. DESMARTEAU, RUFFINS, SMITH, and DR. WILSON. Nays: None. Absent: Messrs. ANDREWS, SPRAWLS, and WASHINGTON.